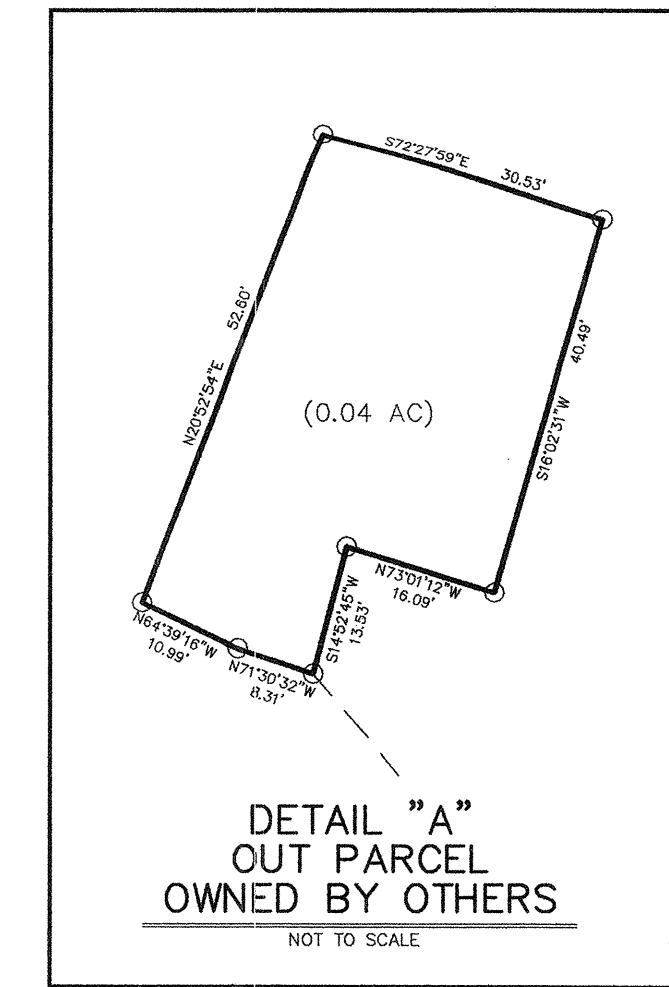


LOCATION MAP

APPROXIMATE ACREAGE & LOT SUMMARY

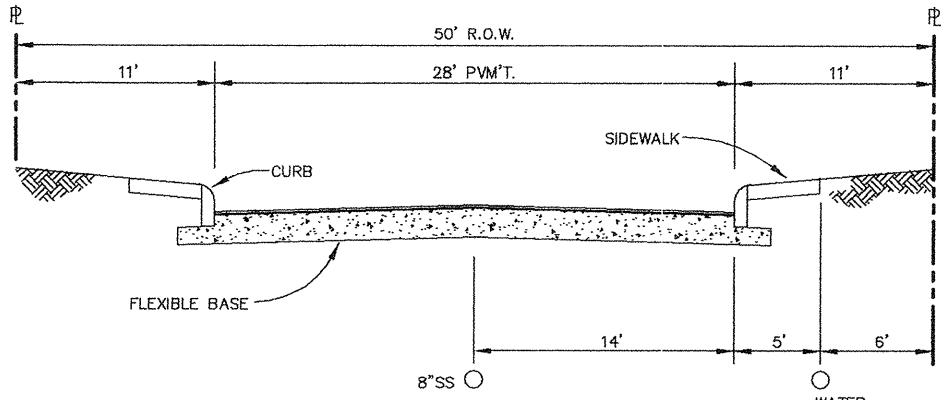
UNIT #	LOTS	ACRES
1	115	36.43
2	113	35.06
3	79	16.56
4	74	14.34
5	76	18.14
6	37	10.18
7	64	16.38
8	51	7.50
9	64	14.17
10	50	12.09
11	48	7.61
12	50	6.98
13	60	21.10
14	66	16.82
15	67	12.49
16	52	8.26
17	56	12.12
18	58	9.28
19	53	10.30
20	59	8.40
21	54	9.27
COMMERCIAL	-	7.44
SCHOOL	-	18.39
BEXAR MET.	-	3.50
DRAINAGE	-	12.91
TOTAL	1344	345.72

3.89 LOTS PER ACRE

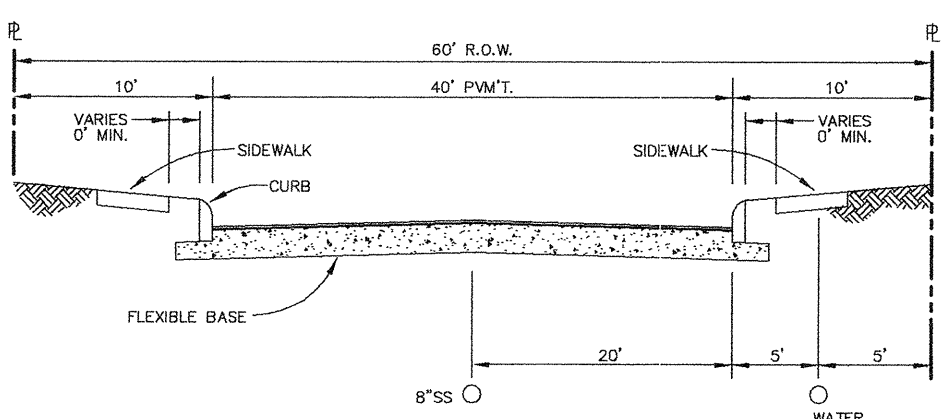


LEGEND

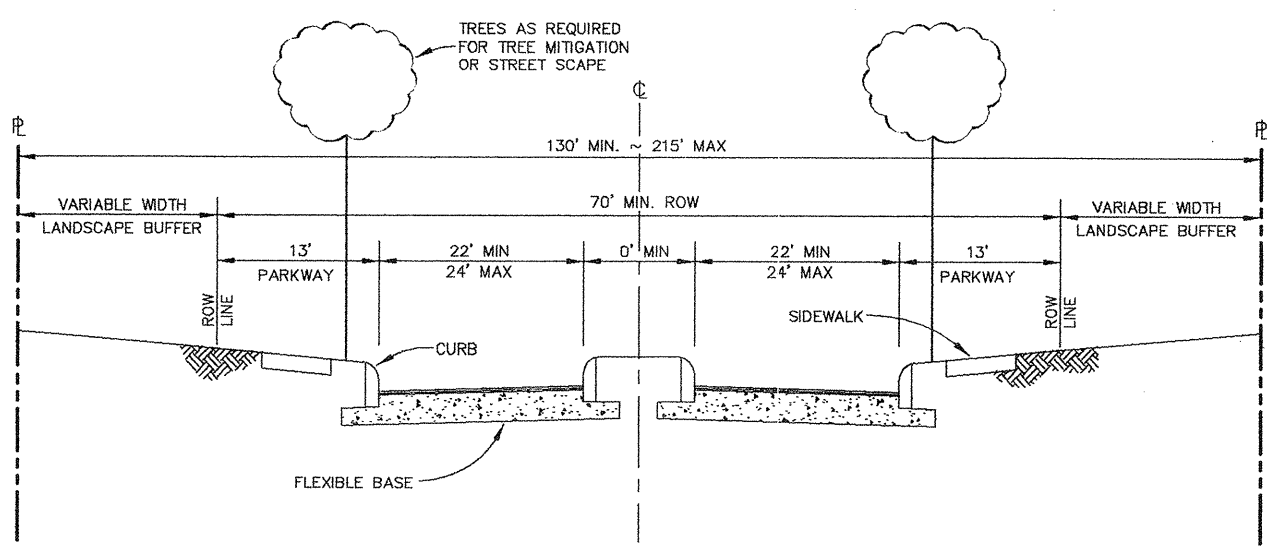
- UNIT BOUNDARY
- UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR



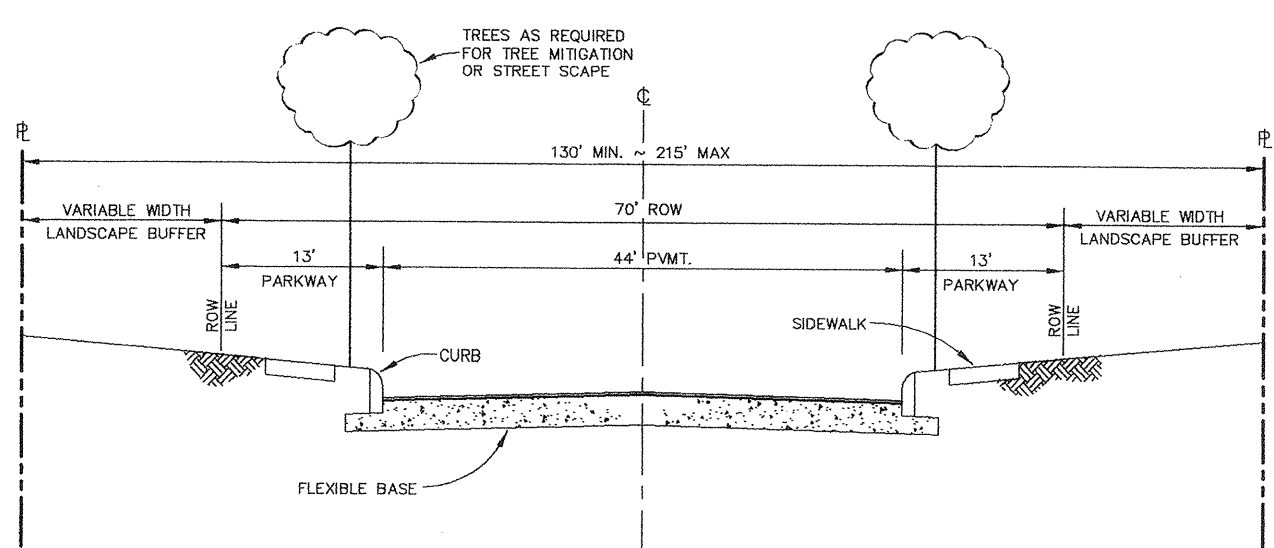
LOCAL "A"



LOCAL "B"



COLLECTOR WITH MEDIAN

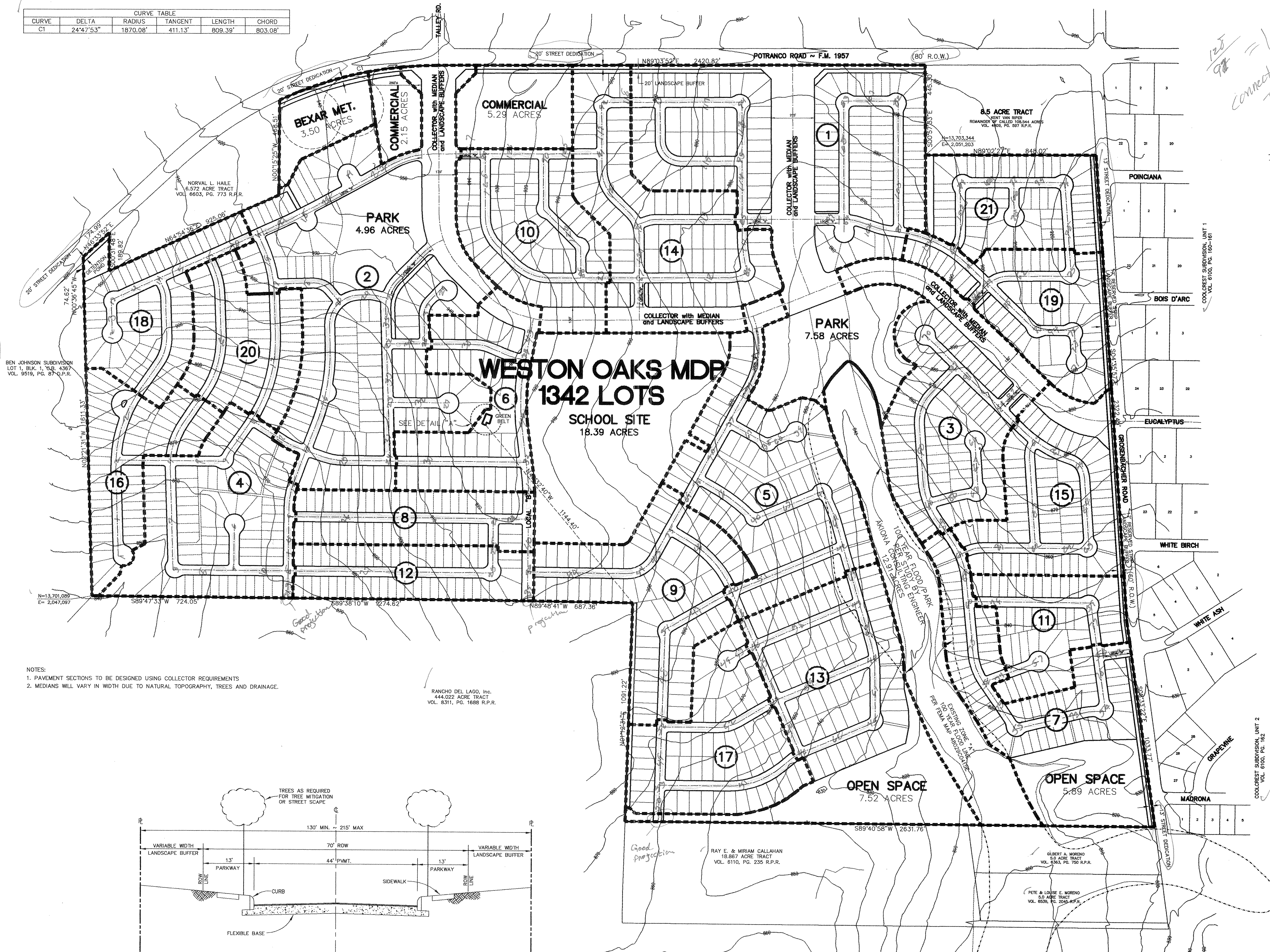


COLLECTOR SECTION AT TALLEY AND EUCALYPTUS

NOTES

- WATER SERVICE TO BE PROVIDED BY BMWD.
- SANITARY SEWER SERVICE TO BE PROVIDED BY SWS.
- GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
- TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
- CABLE T.V. SERVICE TO BE PROVIDED BY LOCAL CABLE COMPANY.
- ALL STREETS ARE LOCAL "A" (50' R.O.W.) UNLESS OTHERWISE SHOWN.
- INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
- ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
- THIS DEVELOPMENT WILL BE COMPLETED IN 25 UNITS.
- THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
- DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
- BEARING REFERENCE SOURCE IS: NAD83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
- SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(g).
- ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
- TYPICAL RADIUS FOR KNUCKLE SAC AND CUL-DE-SAC WILL BE 51' AT THE PROPERTY LINE.
- THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE.
- ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

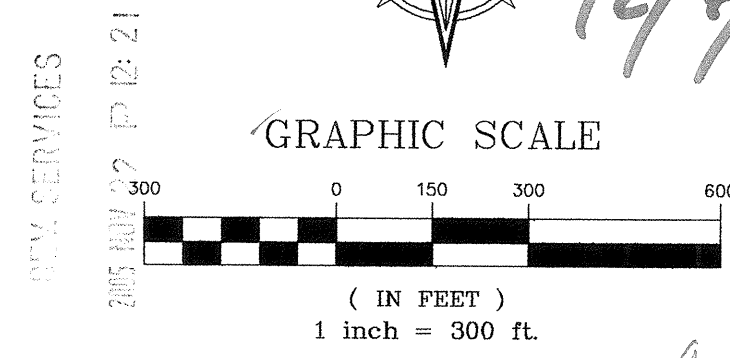
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	24°47'53"	1870.08'	411.13'	809.39'	803.08'



- NOTES:
- PAVEMENT SECTIONS TO BE DESIGNED USING COLLECTOR REQUIREMENTS
 - MEDIANS WILL VARY IN WIDTH DUE TO NATURAL TOPOGRAPHY, TREES AND DRAINAGE.

OWNER:
STLP5, LTD.
1414 E. DEL MAR BLVD.
LAREDO, TX 78045
PHONE: (956) 712-9777

DEVELOPER:
ZUNIGA DEVELOPMENT INC.
ONE DE ZAVALA CENTER
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600



125/98 = 1.319
connectivity
Ratio

11-16-05 P03:38 RCVD

REVISED 4/7/05
REVISED 5/13/05
REVISED 10/19/05
REVISED 11/03/05

Denham-Ramones Engineering and Associates, Inc.

12981 Park Central, Suite 1390
San Antonio, TX 78216

(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN
for
WESTON OAKS

JOB # 030060.00

DWG FILE:

DATE: 08/05/04

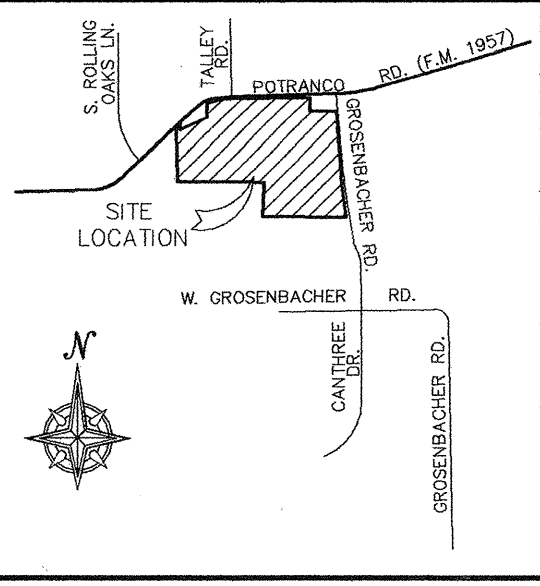
DESIGN:

DRAWN: J.M.M.

CHECKED:

SHEET 1 OF 1

345.72 TOTAL ACRES
THIS MDP WAS PREPARED ON AUGUST 5th, 2004



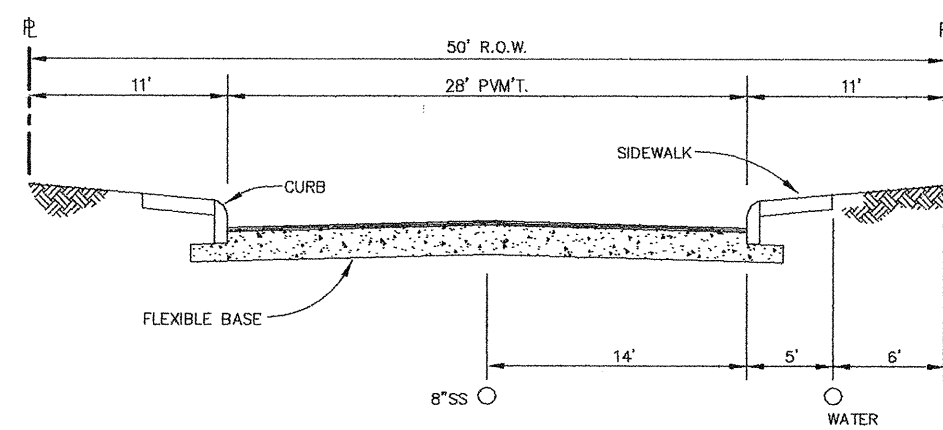
LOCATION MAP

APPROXIMATE ACREAGE & LOT SUMMARY

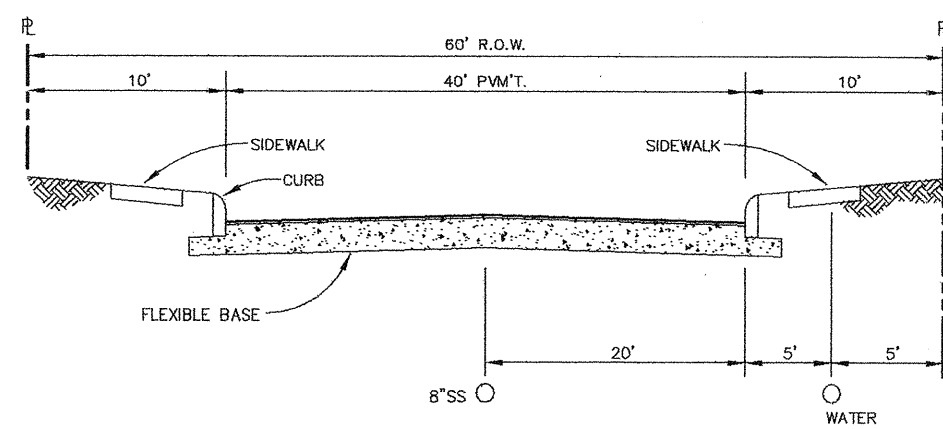
UNIT #	LOTS	ACRES
1	120	35.48
2	80	28.67
3	55	11.77
4	70	12.83
5	60	17.63
6	65	14.27
7	60	15.60
8	50	6.27
9	60	21.10
10	40	8.83
11	55	8.39
12	50	6.18
13	50	10.08
14	25	7.54
15	45	7.38
16	50	7.48
17	70	14.71
18	25	6.26
19	50	9.91
20	60	9.25
21	60	10.32
22	40	9.46
23	60	9.25
24	65	9.72
25	45	7.22
COMMERCIAL	-	4.79
SCHOOL	-	18.06
BEXAR MET.	-	4.17
DRAINAGE	-	12.91
TOTAL	1415	345.72

4.46 LOTS PER ACRE

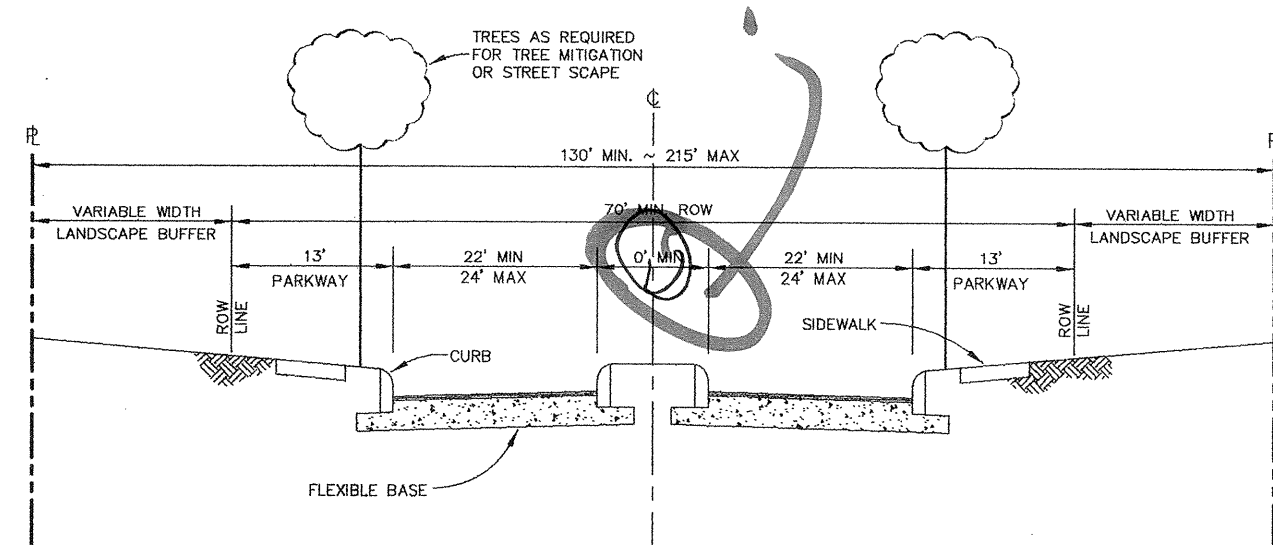
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	24°47'53"	1870.08'	411.13'	809.39'	803.08'



LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



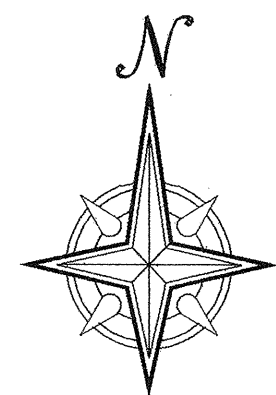
COLLECTOR WITH MEDIAN
NOT TO SCALE

NOTES

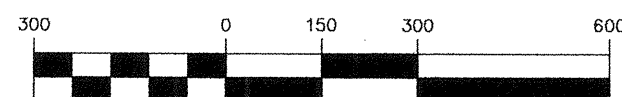
1. WATER SERVICE TO BE PROVIDED BY BMW.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (50' R.O.W.) UNLESS OTHERWISE SHOWN.
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
9. THIS DEVELOPMENT WILL BE COMPLETED IN 25 UNITS.
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. BEARING REFERENCE SOURCE IS:
NAD83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(g).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
15. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
16. TYPICAL RADIIUS FOR KNUCKLE SAC AND CUL-DE-SAC WILL BE 51' AT THE PROPERTY LINE.
17. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE.
18. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

OWNER:
STLP5, LTD.
1414 E. DEL MAR BLVD.
LAREDO, TX 78045
PHONE: (956) 712-9777

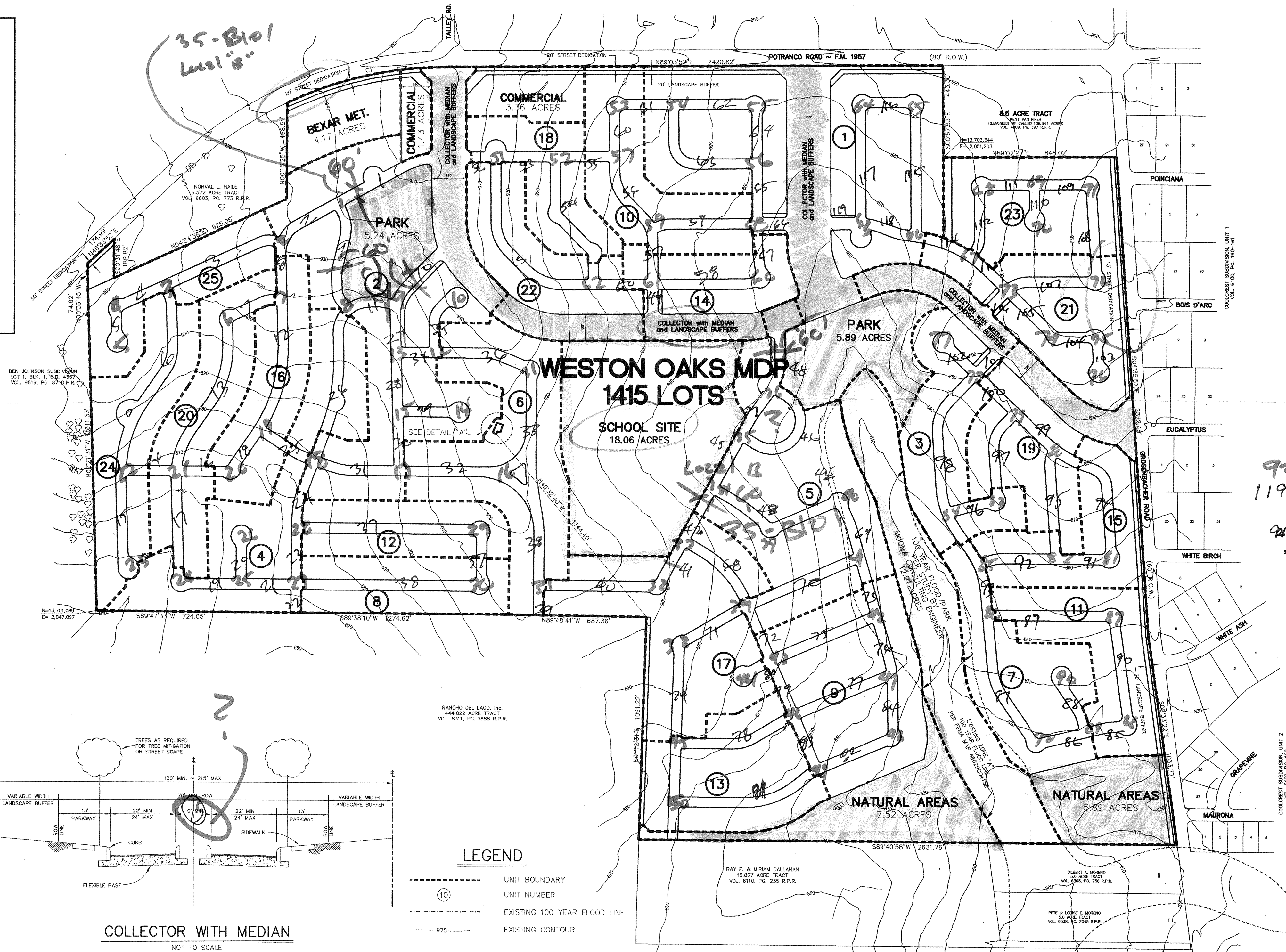
DEVELOPER:
ARMADILLO CONSTRUCTION COMPANY, LTD.
14206 NORTHBROOK DRIVE
SAN ANTONIO, TEXAS 78323
PHONE: (210) 662-0066



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



LEGEND

- UNIT BOUNDARY
- UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR

NOTES:
1. PAVEMENT SECTIONS TO BE DESIGNED USING COLLECTOR REQUIREMENTS.
2. MEDIANS WILL VARY IN WIDTH DUE TO NATURAL TOPOGRAPHY, TREES AND DRAINAGE.

MASTER DEVELOPMENT PLAN
for
WESTON OAKS

JOB # 030060.00
DWG FILE:
DATE: 08/05/04
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

345.72 TOTAL ACRES
THIS MDP WAS PREPARED ON AUGUST 5th, 2004

CITY OF SAN ANTONIO

DEPT. OF PLANNING

OFFICE OF DIRECTOR

04 AUG 24 PM 2:31



LOCATION MAP

PARK/OPEN SPACE SUMMARY

PARK/OPEN SPACE REQUIRED FOR 1415 LOTS	12.94 ACRES
PARK REVENUE	11.83 ACRES
PARK/OPEN SPACE DEDICATION CATEGORY - NATURAL AREAS (PER SECTION 20-202, TEXAS 202-2)	13.419 ACRES
TOTAL PARK/OPEN SPACE REQUIRED	24.04 ACRES
ADDITIONAL PARK/OPEN SPACE REQUIRED	6.100 ACRES

PARCELS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

PARCELS TO BE PLATTED IN ACCORDANCE WITH DEVELOPMENT PHASES AS OUTLINED IN SECTION 20-202 (G)

NOTES

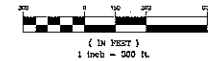
1. WATER SERVICE TO BE PROVIDED BY THE CITY OF SAN ANTONIO.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SAN ANTONIO.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (PER 20-202, TEXAS 202-2) UNLESS OTHERWISE NOTED.
7. INDIVIDUAL LOT SUBDIVISIONS WILL BE SHOWN ON SUBDIVISION PLAT.
8. ALL LAND USE IS DESIGNATED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
9. THIS DEVELOPMENT WILL BE COMPLETED IN 25 UNITS.
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(c).
13. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO, TEXAS.
14. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUR-DE-SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD 83/80 (NAD83), SOUTH CENTRAL ZONE.
17. ALL INTERSECTIONS WILL MEET MINIMUM SET DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF 5' SETBACK CLEARANCE REQUIREMENTS AS REQUIRED.

OWNER:
STLPS, LTD.
1414 E. DEL MAR BLVD.
LAREDO, TX 78045
PHONE: (956) 712-9777

DEVELOPER:
ARMADILLO CONSTRUCTION COMPANY, LTD.
14205 NORTHBROOK DRIVE
SAN ANTONIO, TEXAS 78233
PHONE: (210) 662-0066



GRAPHIC SCALE

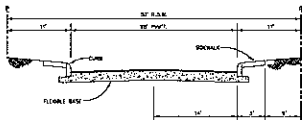


APPROXIMATE ACREAGE BY LOT SUMMARY

LOT #	ACRES
1	19.0
2	80.28.87
3	55.11.77
4	70.12.83
5	80.17.83
6	85.14.27
7	80.15.00
8	50.8.27
9	80.21.10
10	40.8.83
11	50.8.30
12	50.6.18
13	50.10.08
14	25.7.54
15	45.7.38
16	50.7.48
17	70.14.71
18	25.8.88
19	50.8.81
20	55.9.44
21	50.10.32
22	40.9.46
23	80.9.25
24	55.9.72
25	45.7.28
COMMERCIAL	4.70
SCHOOL	18.08
BEAR MET.	4.17
DRAINAGE	12.91
TOTAL	1415 345.72

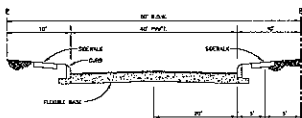
4.66 LOTS PER ACRE

DATE	BY	REVISION	DESCRIPTION	LENGTH	CHORD
2/27/2004	10/10/04	11/1/04	REVISED	800.36	833.08



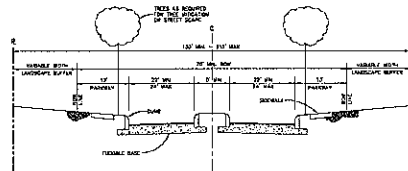
LOCAL "A"

NOT TO SCALE



LOCAL "B"

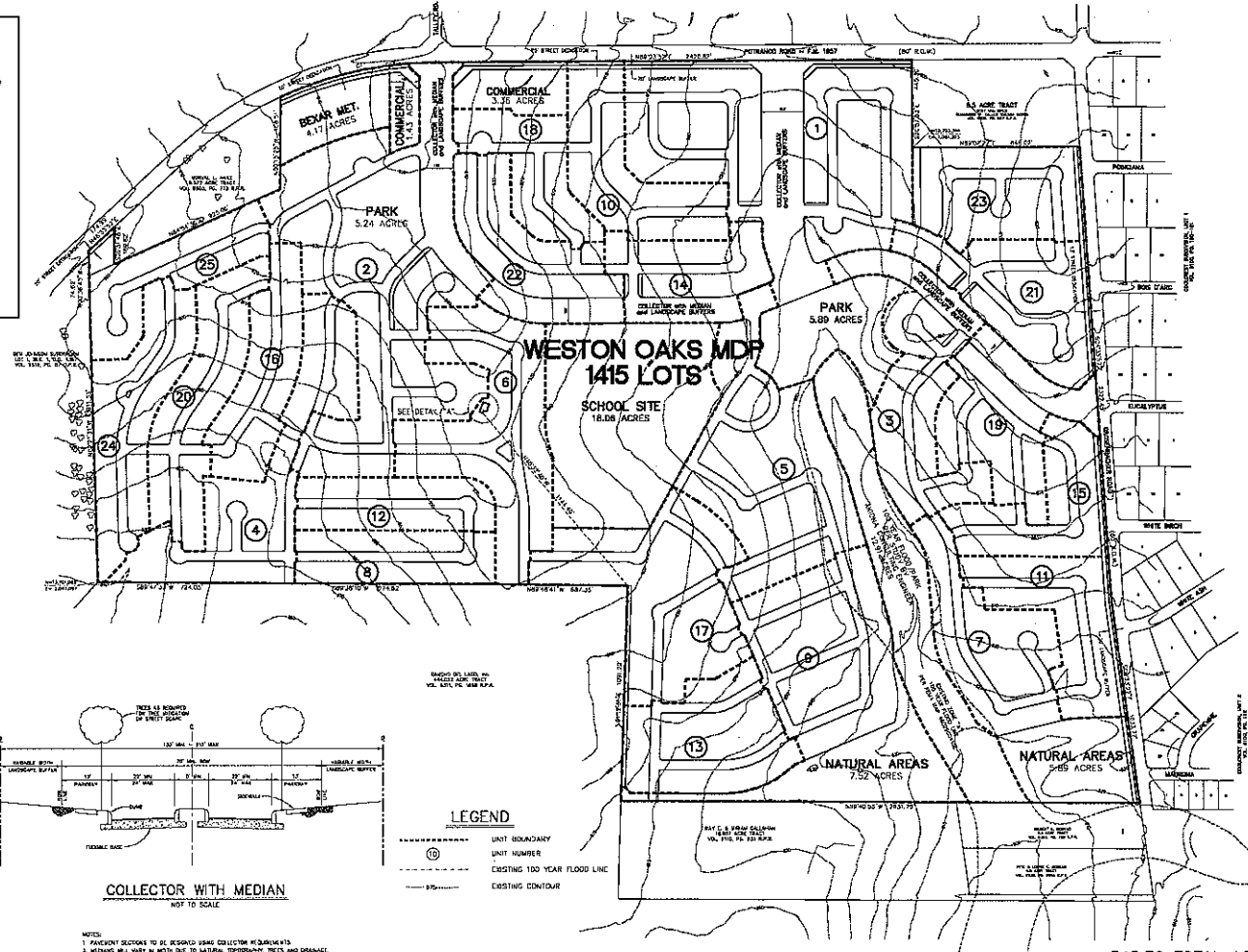
NOT TO SCALE



COLLECTOR WITH MEDIAN

NOT TO SCALE

- NOTES:
1. PAVEMENT SECTIONS TO BE DESIGNED USING COLLECTOR REQUIREMENTS.
 2. MEDIAN WILL VARY IN WIDTH DUE TO NATURAL TERRAIN, TREES AND DRAINAGE.



345.72 TOTAL ACRES

THIS MDP WAS PREPARED ON AUGUST 5th, 2004

MASTER DEVELOPMENT PLAN

for

WESTON OAKS

JOB # 032006.00
DWG FILE:
DATE 08/16/04
DESIGN:
DRAWN: JLM
CHECKED:
SHEET 1 of 1

Donham-Henrichs Engineering
and Associates, Inc.



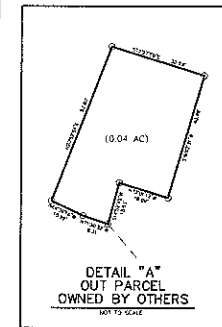
12001 Park Central, Suite 1200
San Antonio, TX 78218
(210) 442-3100 Office
(210) 442-3152 Fax

LOCATION MAP

APPROXIMATE ACREAGE & LOT SUMMARY

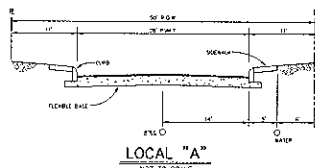
UNIT #	LOTS	ACRES
1	115	36.43
2	113	35.66
3	79	18.56
4	74	14.54
5	75	18.14
6	37	10.18
7	64	15.30
8	21	5.50
9	64	14.17
10	50	12.09
11	46	7.81
12	50	6.98
13	60	21.10
14	66	16.82
15	37	12.49
16	52	8.26
17	56	12.12
18	58	9.28
19	53	10.30
20	58	8.40
21	54	9.27
COMMERCIAL	-	2.44
SCHOOL	-	7.39
BOARF MET.	-	3.50
DRAINAGE	-	12.91

3.89 LOTS PER ACRE

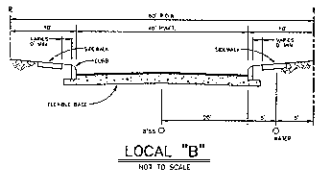


LEGEND

- UNIT BOUNDARY
 (10) UNIT NUMBER
 ----- EXISTING 100 YEAR FLOOD LINE
 ---o--- EXISTING CONTOUR

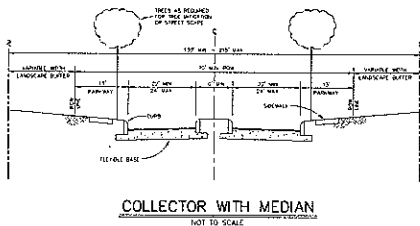


LOCAL "A"

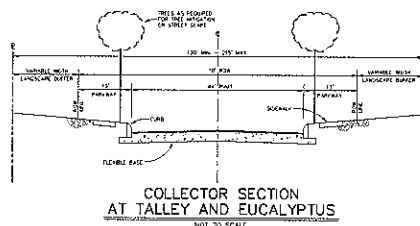


LOCAL "B"

NOT TO SCALE



COLLECTOR WITH MEDIAN

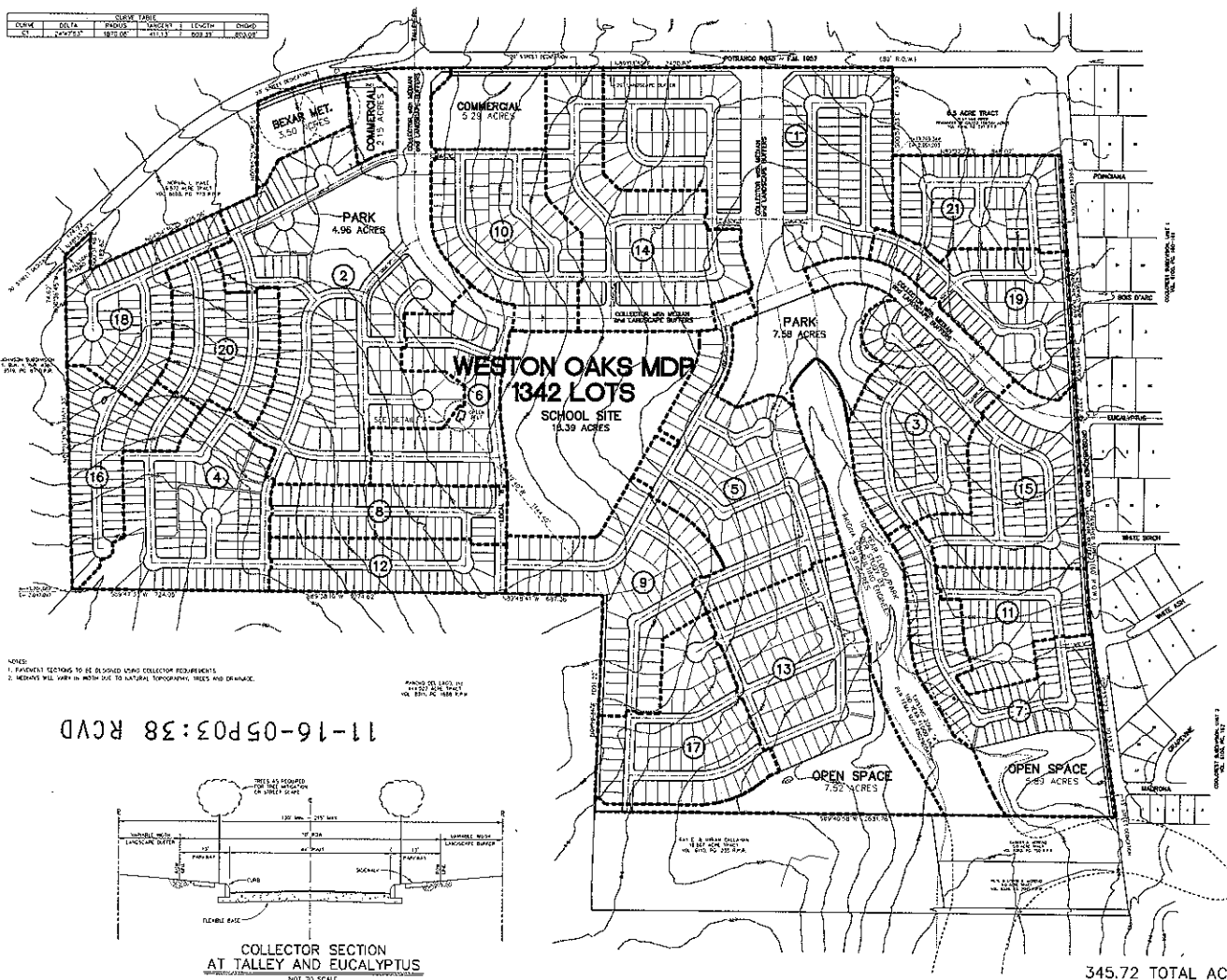


COLLECTOR SECTION
AT TALLEY AND EUCALYPTUS

NOTES

- | | |
|---|---|
| 1. WATER SERVICE TO BE PROVIDED BY IHDW. | 2. BEARING REFERENCE SOURCE IS:
NAD83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE |
| 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAKS. | 3. SIGNALLING WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER LOCU ARTICLE 5, DIVISION 2, 36-3509(C). |
| 3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS. | 4. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MAP IS LOCATED IN CITY OF SAN ANTONIO ETJ. |
| 4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE. | 5. THE TYPICAL RADIUS FOR KNUCKLE SACS AND CUL-DE-SAC SHALL BE 51' AT THE PROPERTY LINE. |
| 5. CABLE V.F. SERVICE TO BE PROVIDED BY LOCAL CABLE COMPANY. | 6. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD 83 (NAD83/NA83). SOUTH CENTRAL ZONE. |
| 6. ALL STREETS ARE LOCAL "A" (30' P.O.W.) UNLESS OTHERWISE SHOWN. | 7. ALL INTERSECTIONS WILL MEET MINIMUM 51' DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED. |
| 7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT. | |
| 8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED. | |
| 9. THIS DEVELOPMENT WILL BE COMPLETED IN 25 UNITS. | |
| 10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT. | |
| 11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS. | |

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	24° 27' 53"	1875.00'	411.11'	408.95'	405.08'



OWNER:
STLP5, LTD.
1414 E. DEL MAR BLVD.
LAREDO, TX 78045
PHONE: (956) 712-9777

DEVELOPER:
ZUNIGA DEVELOPMENT INC.
ONE DE ZAVALA CENTER
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

REVISED 4/7/06
REVISED 5/13/05
REVISED 10/19/04
REVISED 11/03/25

Denham-Ramones Engineering
and Associates, Inc.



281 Park Central, Suite 1390

MASTER DEVELOPMENT PLAN
for
WESTON OAKS

JOB # 03000200
DRAW FILE: _____
DATE: 03/05/04
DESIGN: _____
DRAFT: JMM
CHECKED: _____
SHEET 1 OF 1

345.72 TOTAL ACRES
THIS NOP WAS PREPARED ON AUGUST 5th, 2004

8-23-04



City of San Antonio
Development Services Department

Master Development Plan

APPLICATION
FIRST APPLICATION



Date: August 23, 2004

Case Manager:

Robert Lombardo, Planner II (Even File number)
 (210) 207-5014, rlombardo@sanantonio.gov

File Number:

MDP

Ernest Brown, Planner II (Odd file Number)
 (210) 207-7207, ernestb@sanantonio.gov

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHP)
☐ Pedestrian Plan (PP)

☐ Other: _____

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 AUG 24 PM 2:50

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: WESTON OAKS

Owner/Agent: STLPS LTD. Phone: (956) 712-9777 Fax: _____

Address: 1414 E. DEL MAR BLVD Zip code: 78045

Engineer/Surveyor: DENHAM - RAMONES ENG Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390, S.A. TX Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.PR.COM
 February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

BEING A 345.72 ACRE TRACT COMPRISED OF THE FOLLOWING THREE TRACTS THE CALLED 100.66
ACRE TRACT RECORDED IN VOL. 10733 PG. 294, THE CALLED 79.99 ACRE TRACT RECORDED IN VOL 10689,
PG 311, AND THE 145.66 ACRES CONVEYED IN VOL 10679, PAGE 1342

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 25

Number of dwelling units (lots) by Phases: AVERAGE 56.6 LOTS PER PHASE
MOST - 120 LEAST - 25

Total Number of lots: 1415 divided by acreage: 345.72 = Density: 4.46 LOTS/ACRE

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: NISD Ferguson map grid: 611-C-5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? NO
Name _____ No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

04 APR 24 PM 2:50
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 Feb 24 PM 2:50

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 ALU 24 PM 2:01

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the WESTON OAKS MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: GARY R. BALBAUGH Signature: *Gary R. Balbaugh*

Date: 8-23-04 Phone: 495-3100 Fax: 495-3122

E-mail: BALBAUGHG@SATX.RR.COM

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 24 PM 2:51



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____

Plat Name: _____

Project Engineers/Surveyors or Firm Name: _____

Address: _____

Phone # _____ **Fax #:** _____ **E-mail:** _____

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):

(1) Master Development, (1) Major thoroughfare,

Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP-Division Request for Review form (attached) for respective departments or agencies

Master Development Plan

☐ Street and Drainage

Major Thoroughfare

☐ Traffic T.I.A.

Neighborhoods ☐ Historic

☐ Building Inspection - Trees

Disability Access (Sidewalks)

☐ Parks - Open space

Zoning

☐ Fire Protection

S&WS Aquifer

☐ Bexar County Public Works

☐ Storm Water Engineering

☐ Other: _____

☒ Accepted

☐ Rejected

Completeness Review By: [Signature] Date: 8/24/04



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
 ☐ Urban Development (UD) ☐ Rural Development (RD)
 Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
 Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Public Hearing ☒ Yes ☐ No
 ☒ Major ☐ Minor

Date: Aug. 29, 2004

(Check One)

Project Name: WESTON OAKS File# _____

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL, SUITE 1390 Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGHG@SATX.PRR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

Call to meet
around
MTP

08-25-04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 24 PM 2:53



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



MDP

Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Public Hearing ☒ Yes ☐ No
☒ Major ☐ Minor

Date: AUG. 24, 2004

04 AUG 24 PM 2:53
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

(Check One)

Project Name: WESTON OAKS File# _____

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL, SUITE 1390 Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.RR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

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February 23, 2004

Page 1 of 2

Call to sheet
around
MDP

08.25.04



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: August 23, 2004

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
AUG 24 PM 2:15

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

File Number:

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Urban Development (UD)
☐ Rural Development (RD)
☐ Farm and Ranch (FR)
☐ Mix Light Industrial (MI-1)
☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: WESTON OAKS

Owner/Agent: STLPS LTD. Phone: (956) 712-5777 Fax: _____

Address: 1414 E. DEL MAR BLVD Zip code: 78045

Engineer/Surveyor: DENHAM - RAMONES ENG Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390, S.A. TX Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.PR.COM

February 23, 2004

INT 3213946



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☐ Plat Certification Request ☐ Other: _____

Public Hearing ☒ Yes ☐ No
☒ Major ☐ Minor

Date: Aug. 29, 2004

(Check One)

Project Name: WESTON OAKS File# NO #

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL, SUITE 1390 Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.RR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

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Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 Aug 26 PM 2:53

SAN ANTONIO WATER SYSTEM
ACQUISITION STUDIES

2004 SEP 3 P 4:19

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: UNITS ARE NOT IDENTIFIED ON MDP REVISED 4-9-05
2) THE SUBDIVISION LOCATED WEST OF GROSEN BACHER &
SOUTH OF THE PROPOSED COLLECTION EXCEEDS 125 LOTS WITH
ONLY ONE ENTRANCE.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

BEXAR



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
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☐ Plat Certification Request
- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
 Major Minor

Date: Aug. 24, 2004

(Check One)

Project Name: WESTON OAKS File# _____
Engineer/Surveyor: DENHAM - RAMONES ENG.
Address: 12961 PARK CENTRAL, SUITE 1390 Zip code: 78216
Phone: 495-3100 Fax: 495-3122
Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.PR.GM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP
Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

30-2-1a 1-2-11-70

04 AUG 26 PM 2:52
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
OFFICE OF PLANNING

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ① SHOW ROADWAY SECTION FOR COLLECTORS LINED UP
WITH TALLESPOTRANCO AND EUCALYPTUS - GROSS SPACING
② THE TIA REPORT DOES NOT INCLUDE COMMERCIAL &
SCHOOL & SIZE
③ ROADWAYS NEXT TO SCHOOLS & PARKS SHALL BE
AT LEAST 60' ± W
④ TREE SPACE ALONG LOW VISION ROADS SHALL MAINTAIN
MINIMUM 12" CLEAR ZONE

Signature

Christina De La Cruz

Title

Development Services Engineer

Date

9-9-04

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera
From: Kay Hindes, Planner II/Archaeologist, Planning Department
Copy: Historic Preservation Office Files
Subject: Weston Oaks
Date: 10-21-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that a cemetery and buildings are located within/nearby the above referenced property. In the opinion of the HPO, the possibility exists that other sites, some of which may be significant may be present. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

Before any construction work occurs near the site, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. The investigation should be performed according to Archeological Survey Standards for Texas. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division
COPIES TO: File
SUBJECT: Weston Oaks, MDP, Level 3 TIA, 2005TIA1116
DATE: November 7, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the MDP plan (revision dated 11-3-05) and the Level-3 Traffic Impact Analysis (TIA) for the Weston Oaks, MDP. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the south side of Potranco Road, west of Groesenbacher Road in western Bexar County. Proposed to consist of 1,344 single-family residential, 880 student elementary school and 7.44 acres commercial uses (81,022 GLA), this development is estimated to generate 16,322 average daily trips, and 1,784 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing a right-turn deceleration lane as well as a left turn lane, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the western collector entrance at Potranco and Talley.
- The developer shall be responsible for providing a right-turn deceleration lane with storage length and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the collector entrance off of Groesenbacher, and at the eastern collector entrance on Potranco.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- The intersections of Potranco and Groesenbacher, as well as Potranco and Talley will require modification of the traffic signals as per UDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis.



CITY OF SAN ANTONIO

March 30, 2005

Gary Balbaugh

Denham – Ramones Engineers
12961 Park Central, Suite 1390
San Antonio, Texas 78216

Re: Weston Oaks Subdivision

Proposed POADP/MDP

Dear Mr. Balbaugh:

The City Staff Development Review Committee has reviewed your proposed Weston Oaks Subdivision POADP/MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is hereby denied based on the following findings and determinations:

Master Development Plan:

Proposed plan does not meet UDC 35-B101 Local B streets around Parks and Schools (Requires TIA review/approval)

Major Thoroughfare:

Grosenbacher is on the MTP requiring a min. of 120' ROW as per Planning Commission approved amendment to MTP.

Storm Water Engineering:

1. Show MDP on drainage area map.
2. Show route to PT6a
3. Why route hydrograph DA13 thru DA14? Does water cross Potranco Road and enter this sub basin (DA14). Shouldn't the street direct DA13 flow down to DA12? Please revise Hec-1 accordingly.
4. The outflows for cross sections 11 and 12 should be taken from PT3.
5. Combined flows at PT6 should be DA1, 2, 3, and 6. Use this 100-year flow rate for cross sections 6 and 7.
6. 100-year flow rate at cross section 1, 2, 3, and 4 should be 2764 cfs not 2526cfs.
7. Hydrograph for DA7 shows 100-year flow rate at 312 not 646 cfs. Please revise sections 20, 21, and 22.

TIA:

Requires 2 copies of the TIA.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

Ernest Brown

From: Marc Courchesne
Sent: Tuesday, July 05, 2005 10:07 AM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'balbaughg@satx.rr.com'
Subject: Weston Oaks, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Weston Oaks, MDP. In order to expedite the approval of this MDP, please provide the following:

- Update TIA to include Elem School & 3.36 Commercial Tract with site plan & proposed driveways.
- Show Units (Boundaries) on MDP.
- Right turn lane on NB Grosenbacher @ Potranco.
- Right turn lane on into Street A, B, C.
- Left turn lane on Potranco @ Grosenbacher, Street B, C.
- Warrant for traffic signal Grosenbacher & Potranco.
- Local B on portion of Park.
- Local B to southeast unit.

Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Message

Page 1 of 1

Ernest Brown

From: Richard De La Cruz
Sent: Friday, August 27, 2004 9:06 AM
To: 'Joe Nix'; 'BalbaughG@satx.rr.com'
Cc: Michael Herrera; Ernest Brown; Robert Lombrano
Subject: Weston Oaks **Disapproval**

2 copies of TIA

Message

Page 1 of 1

Ernest Brown

From: Gary Balbaugh [BalbaughG@satx.rr.com]
Sent: Friday, August 27, 2004 9:09 AM
To: Richard De La Cruz; 'Joe Nix'
Cc: Michael Herrera; Ernest Brown; Robert Lombrano
Subject: RE: Weston Oaks **Disapproval**

I'll bring you another copy today.

-----Original Message-----

From: Richard De La Cruz [mailto:rdelacruz@sanantonio.gov]
Sent: Friday, August 27, 2004 8:06 AM
To: Joe Nix; BalbaughG@satx.rr.com
Cc: Michael Herrera; Ernest Brown; Robert Lombrano
Subject: Weston Oaks **Disapproval**

2 copies of TIA

Ernest Brown

From: Sam Dent
Sent: Monday, October 11, 2004 4:00 PM
To: balbaughg@satx.rr.com
Cc: Ernest Brown; Michael Herrera
Subject: MDP Review Comments - Weston Oaks

See attached.

Sam Dent, P.E.
Senior Engineer
Streets & Drainage

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Gary Balbaugh
Denham – Ramones Engineering

FROM: Sam Dent, P.E.
Senior Engineer

DATE: October 11, 2004

SUBJECT: MDP Review Comments
Weston Oaks

1. Based upon the information provided, the above referenced MDP is approved.
2. The following issue should be addressed during the respective platting process: Evaluate the need for an offsite drainage easement in the southwest corner of the development.
3. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Robert Lombrano

From: Veronica Barefield
Sent: Tuesday, April 26, 2005 1:50 PM
To: 'Blabaugh@satx.rr'
Cc: Terrance Jackson; Richard Carrizales; Sam Dent; Michael Herrera; Robert Lombrano
Subject: Weston Oaks MDP

This MDP is okay for Approval



WestonOaks.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-8052

Stormwater
okay.
4.26.05

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Blabaugh@satx.rr.com

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Robert Lombrano

SUBJECT: Weston Oaks MDP

Leon Creek Watershed

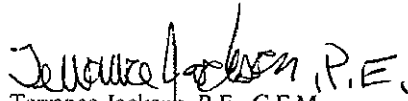
April 21, 2005

Storm Water Engineering has no further comments and this MDP is okay for APPROVAL.

Should you have any question please call me at 207-8052.



Veronica Barefield, P.E., C.F.M.
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Ernest Brown

From: Terrance Jackson
Sent: Thursday, September 16, 2004 9:18 AM
To: Ernest Brown
Cc: Veronica Barefield
Subject: Weston Oaks, MDP

Ernest,

Attached are copy of email with SWE comments for the subject MDP. Please update your Final comments due list accordingly.



Weston oaks, mdp

Terrance Jackson, P.E.
Storm Water Engineer
City of San Antonio
Public Works (Storm Water Engineering)
114 W. Commerce St. 7th Fl.
San Antonio, Texas 78205
(210)207-8045

Disapprove 1



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

September 16, 2004

Roy Akiona
Ace Engineering
12961 Park Central
San Antonio, Texas 78216

RE: Weston Oaks Subdivision, MDP

Mr. Akiona,

I have reviewed your submittal dated August 26, 2004 and have the following comments:

1. Please show MDP on drainage area map.
2. Please show route to PT6a
3. Why route hydrograph DA13 thru DA14? Does water cross Potranco Road and enter this sub basin (DA14). Shouldn't the street direct DA13 flow down to DA12? Please revise Hec-1 accordingly.
4. The outflows for cross sections 11 and 12 should be taken from PT3.
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6. 100- year flow rate at cross section 1, 2, 3, and 4 should be 2764 cfs not 2526 cfs.
7. Hydrograph for DA7 shows 100 -year flow rate at 312 not 646 cfs. Please revise sections 20, 21, and 22.

If you have any questions please call 210-207-8052.

Thanks,

Veronica Barefield, EIT
Sr. Engineering Associate

Terrance Jackson, P.E.
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Friday, September 10, 2004 1:44 PM
To: Terrance Jackson
Subject: Weston oaks, mdp



weston oaks,
mdp.doc

Please look over and see if any revision need to be made. Thanks,

Veronica Barefield, E.I.T
Sr. Engineering Associate
Leon Creek Watershed

vbarefield@sanantonio.gov
Office: 210-207-4341
Fax: 210-207-6553

Ernest Brown

From: Terrance Jackson
Sent: Thursday, September 16, 2004 9:18 AM
To: Ernest Brown
Cc: Veronica Barefield
Subject: Weston Oaks, MDP

Ernest,

Attached are copy of email with SWE comments for the subject MDP. Please update your Final comments due list accordingly.



Weston oaks, mdp

Terrance Jackson, P.E.
Storm Water Engineer
City of San Antonio
Public Works (Storm Water Engineering)
114 W. Commerce St. 7th Fl.
San Antonio, Texas 78205
(210)207-8045

Ernest Brown

From: Kay Hinds
Sent: Wednesday, March 30, 2005 11:12 AM
To: Michael Herrera
Cc: Ernest Brown
Subject: FW: Weston Oaks MDP

Historic
w/ conditions
©

Dear Mike:

The conditions for the approval for the above referenced MDP are as follows:

- (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
- (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

-----Original Message-----

From: Kay Hinds
Sent: Wednesday, March 23, 2005 9:23 AM
To: Michael Herrera
Cc: Ernest Brown
Subject: FW: Weston Oaks MDP

Dear Mike:

The HPD approves the above referenced MDP with conditions.

Sincerely,

Kay Hinds

-----Original Message-----

From: Kay Hinds
Sent: Thursday, October 21, 2004 12:52 PM
To: Michael Herrera
Cc: Robert Lombrano; Ernest Brown; 'balbaughg@sabx.rr.com'
Subject: Weston Oaks MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter review comments.

If you have questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Weston Oaks
MDP.doc

Ernest Brown

From: Kay Hinds
Sent: Wednesday, March 23, 2005 9:23 AM
To: Michael Herrera
Cc: Ernest Brown
Subject: FW: Weston Oaks MDP

Dear Mike:

The HPD approves the above referenced MDP with conditions.

Sincerely,

Kay Hinds

-----Original Message-----

From: Kay Hinds
Sent: Thursday, October 21, 2004 12:52 PM
To: Michael Herrera
Cc: Robert Lombardo; Ernest Brown; 'balbaughg@satx.rr.com'
Subject: Weston Oaks MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter review comments.

If you have questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Weston Oaks
MDP.doc

Ernest Brown

From: Kay Hinds
Sent: Thursday, October 21, 2004 12:52 PM
To: Michael Herrera
Cc: Robert Lombrano; Ernest Brown; 'balbaughg@satx.rr.com'
Subject: Weston Oaks MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter review comments.

If you have questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Weston Oaks
MDP.doc

Mr. Balbaugh
March 30, 2005
Page 2

Parks- Open Space:

Two sites are categorized as Natural Areas. To be designated as a "Natural Area" the City's Natural Areas Coordinator must review each site. The sites must meet the requirements of the Park and Recreation Department's Natural Area's Plan.

The review fee of \$865.00 was not submitted with the plan.

Bexar County Public Works:

1. Show roadway section for collector lined up with Talley and Potranco and Eucalyptus and Grosenbacher.
2. The TIA report does not include commercial and school site.
3. Roadways next to schools and parks shall be at least a Local B.
4. Treescapes along low speed roads shall maintain minimum 18" clear zone.

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Director, Development Services

RS/MHJR

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/26/04

Subject: **Master Development Plan Weston Oaks, A/P #1033669**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

DEV. SERVICES

2005 MAR 22 A 7:51

March 21, 2005

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Re: Weston Oaks MDP

Dear Mr. Herrera:

This is in regards to my telephone conversation with you on March 16, 2005 in reference to the Intra-Departmental Correspondence you received from Kay Hines. A copy of that correspondence is attached hereto for your convenience.

Please allow this letter to serve as confirmation that Ms. Hines' letter was advisory only, inasmuch as the Weston Oaks MDP property is in the City's Extra Territorial Jurisdiction and that the City of San Antonio has not and will not place a hold on the Weston Oaks MPD with regards to any matters discussed in the Intra-Departmental Correspondence. Moreover, I have advised my client to contact the Historic Preservation Office should any significant archaeological sites be found on the property during the development of the property.

Please do not hesitate to contact me at your earliest convenience should the matter stated herein be incorrect.

Thanking you in advance for your kind consideration to this matter, I remain

Sincerely yours,
EARL & ASSOCIATES, P.C.

By: _____


Habib H. Erkan, Jr.

f:4311.001/herrera ltr2.doc

Enclosure

cc: Buck Benson (Of the firm)
Arthur Zuniga
Paul Denham



CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera
From: Kay Hinds, Planner II/Archaeologist, Planning Department
Copy: Historic Preservation Office Files
Subject: Weston Oaks
Date: 10-21-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that a cemetery and buildings are located within/nearby the above referenced property. In the opinion of the HPO, the possibility exists that other sites, some of which may be significant may be present. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

Before any construction work occurs near the site, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. The investigation should be performed according to Archeological Survey Standards for Texas. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II



DENHAM-RAMONES ENGINEERING

TRANSMITTAL

TO: Development Services

DATE: 8-Jul-05 **05 JUL -8 PM 3:20**

FROM: Gary Balbaugh

PROJECT NUMBER:

ATTN: Michael Herrera

PROJECT: Weston Oaks MDP

RECEIVED

LAND DEVELOPMENT
SERVICES DIVISION

NO.	ITEM DESCRIPTION
1	Letter requesting time extension

2005 JUL 11 A 1:30
DEV. SERVICES

COMMENTS:

COPY TO: File



July 8, 2005

City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

RE: Weston Oaks Master Development Plan (Time extension)

We are requesting a six month time extension for approval of this MDP as per Chapter 35, Article 4, Division 2, and section 35-412 (d), (1) of the Unified Development Code.

We are lacking the approval of two agencies.

We have been working with the Historic Preservation office concerning issues they are requesting and also with the Major Thoroughfare and TIA agencies to rectify their concerns.

Respectfully submitted,

Paul W. Denham P.E.
Denham-Ramones Engineering, Inc.

DEV. SERVICES
2005 JUL 11 A 7:30

H:\Land Projects 3\AZ-Weston Oaks\Reports\MDP Extention Letter.doc



CITY OF SAN ANTONIO

March 30, 2005

Gary Balbaugh

Denham – Ramones Engineers
12961 Park Central, Suite 1390
San Antonio, Texas 78216

Re: Weston Oaks Subdivision

Proposed POADP/MDP

Dear Mr. Balbaugh:

The City Staff Development Review Committee has reviewed your proposed Weston Oaks Subdivision POADP/MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is hereby denied based on the following findings and determinations:

Master Development Plan:

Proposed plan does not meet UDC 35-B101 Local B streets around Parks and Schools (Requires TIA review/approval)

Major Thoroughfare:

~~Grosenbacher is on the MTP requiring a min. of 120' ROW as per Planning Commission approved amendment to MTP.~~

07/05/05 PER MH/KS for
APPROVED

Storm Water Engineering:

1. Show MDP on drainage area map.
2. Show route to PT6a
3. Why route hydrograph DA13 thru DA14? Does water cross Potranco Road and enter this sub basin (DA14). Shouldn't the street direct DA13 flow down to DA12? Please revise Hec-1 accordingly.
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TIA:

Requires 2 copies of the TIA.

Mr. Balbaugh
March 30, 2005
Page 2

Parks- Open Space:

Two sites are categorized as Natural Areas. To be designated as a "Natural Area" the City's Natural Areas Coordinator must review each site. The sites must meet the requirements of the Park and Recreation Department's Natural Area's Plan.

The review fee of \$865.00 was not submitted with the plan.

Bexar County Public Works:

1. Show roadway section for collector lined up with Talley and Potranco and Eucalyptus and Grosenbacher.
2. The TIA report does not include commercial and school site.
3. Roadways next to schools and parks shall be at least a Local B.
4. Treescapes along low speed roads shall maintain minimum 18" clear zone.

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Director, Development Services

RS/MHJR

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County



DENIAL LETTER
3-30-05

CITY OF SAN ANTONIO

March 30, 2005

Gary Balbaugh

Denham – Ramones Engineers
12961 Park Central, Suite 1390
San Antonio, Texas 78216

Re: Weston Oaks Subdivision

Proposed POADP/MDP

Dear Mr. Balbaugh:

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TIA:

Requires 2 copies of the TIA.

DEV. SERVICES
2005 APR 8 P 3:11

Mr. Balbaugh
March 30, 2005
Page 2

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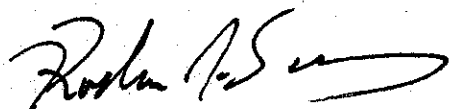
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You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Director, Development Services

RS/MHJR

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County

DEV. SERVICES
2005 APR 18 P 3:47



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: November 10, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Weston Oaks Master Development Plan

C
Bexar
Approval
11-10-05

The Bexar County Infrastructure Services Department has reviewed Weston Oaks Master Development Plan located south of FM 1957 (Potranco Road) and west of Groesenbacher Road.

The proposed 350 acres will consist of 1,344 single family lots, an elementary school and 7.44 acres of commercial / retail. This mixed use development is estimated to generate 14,202 average daily trips. These trips will be distributed through a collector roadway aligned with Talley Road at Potranco extending to Groesenbacher at Eucalyptus, a collector at Potranco approximately midway between Talley and Groesenbacher and one access onto Groesenbacher on the southeast portion of the development.

The following improvements will be provided by the developer prior to completion of the Weston Oaks Subdivision:

- Access onto Groesenbacher at Eucalyptus will require a southbound right turn deceleration lane.
- Access from Potranco Road requiring auxiliary lanes for turning movements will be designed and approved per TxDOT.
- Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: November 10, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Weston Oaks Master Development Plan

The Bexar County Infrastructure Services Department has reviewed Weston Oaks Master Development Plan located south of FM 1957 (Potranco Road) and west of Groesenbacher Road.

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- Access from Potranco Road requiring auxiliary lanes for turning movements will be designed and approved per TxDOT.
- Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant

Ernest Brown

From: tsang@bexar.org
Sent: Tuesday, April 26, 2005 2:18 PM
To: Ernest Brown; BalbaughG@satx.rr.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Weston Oaks **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Message

Page 1 of 1

Ernest Brown

From: Richard De La Cruz
Sent: Monday, September 13, 2004 4:02 PM
To: Ernest Brown; Robert Lombrano
Subject: FW: Weston Oaks **Disapproval**

County comments

-----Original Message-----

From: tsang@bexar.org [mailto:tsang@bexar.org]
Sent: Friday, September 10, 2004 8:00 AM
To: cdelacruz@co.bexar.tx.us; Michael Herrera; Richard De La Cruz
Subject: Weston Oaks **Disapproval**

Ernest Brown

From: Christopher Looney
Sent: Tuesday, October 12, 2004 8:04 AM
To: 'balbaughg@satx.rr.com'
Cc: Dustin Finley; Michael Herrera; Ernest Brown; Robert Lombrano
Subject: Weston Oaks MDP

Weston Oaks MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Thursday, August 26, 2004 8:35 AM
To: 'balbaughg@satx.rr.com'
Cc: Debbie Reid; Robert Opitz; Michael Herrera; Robert Lombrano; Ernest Brown
Subject: Weston Oaks disaprvl



Weston Oaks
disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/26/04

Subject: Master Development Plan Weston Oaks, A/P #1033669

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

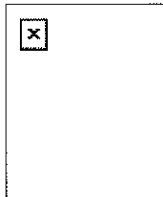
Sincerely,

Mark Bird
Special Projects Officer

Trees - Y/C

Ismael Segovia

From: Joan Miller
Sent: Tuesday, December 06, 2005 11:23 AM
To: 'Paul W. Denham'
Cc: Michael Herrera; Debbie Reid; Ismael Segovia
Subject: weston oaks letter - please review

**CITY OF SAN ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 12/6/05

Subject: Master Development Plan Weston Oaks (A/P #1033669)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Requirements of the 2003 Tree Preservation ordinance (including the planting of 2 trees per lot and 35% preservation on residential properties and 40% preservation on the commercial lot and school site)
- Streetscape Standards along existing Potranco and Groesenbacher Roads and new interior ROW identified as collector roads. There appears to be existing vegetation along all roads (existing and proposed) so that streetscaping potentially could be met using existing material thus avoiding the planting of streetscape trees and an in-ground irrigation is not required.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

12/6/2005

Ernest Brown

From: Gary Balbaugh [BalbaughG@satx.rr.com]
Sent: Thursday, June 09, 2005 8:52 AM
To: Ernest Brown
Subject: FW: Weston Oaks MDP

-----Original Message-----

From: Chris Yanez [mailto:LYanez@sanantonio.gov]
Sent: Monday, May 09, 2005 11:44 AM
To: balbaughg@satx.rr.com
Subject: Weston Oaks MDP

Good Morning Gary,
I am approving the Weston Oaks MDP with the following conditions:

1. Areas designated as Park or Open Space be dedicated to the Weston Oaks Homeowners Association and that dedication be in compliance with UDC section 35-503(g)(2).
2. A Parks and Open Space Provision and Maintenance Plan be submitted as part of developmental approval and that it is in compliance with UDC section 35-503(d)(2).

If you have any questions please call.
Thank you.

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

Ernest Brown

From: Robert Lombrano
Sent: Monday, May 09, 2005 12:43 PM
To: Ernest Brown
Subject: FW: Weston Oaks MDP

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Chris Yanez
Sent: Monday, May 09, 2005 11:38 AM
To: Michael Herrera
Cc: Robert Lombrano
Subject: Weston Oaks MDP

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

5/10/2005

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department
COPIES TO: File
SUBJECT: Weston Oaks Subdivision

DATE: April 26, 2005

Weston Oaks is a proposed subdivision of 1410 residential units. Per UDC section 35-503 the required Parks or Open Space requirement for this subdivision is 20.1 Acres (1410/70). The plan has 25.9 acres set aside for Parks or Open Space.

I recommend approval of Weston Oaks Subdivision Master Development Plan with the following conditions:

1. Area designated as Park or Open Space be dedicated to the Weston Oaks Homeowners Association. Dedication be in compliance with requirements set forth in UDC section 35-503(f)(2).
2. A Parks and Open Space Provision and Maintenance Plan shall be submitted as part of developmental approval. This plan will be in compliance with UDC section 35-503(d)(2).

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Weston Oaks Master Development Plan

DATE: September 2, 2004

I do not recommend approval of the Weston Oaks Master Development Plan.

Weston Oaks is a proposed subdivision of 1415 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Weston Oaks has a park dedication requirement of 12.4 acres of parkland or the equivalent fee in-lieu of dedication.

The plan identifies four parks/open space locations. The two sites labeled "Parks" meet the basic requirements of the Code. Required improvements shall be detailed at platting.

Two sites are categorized as Natural Areas. To be designated as a "Natural Area" the City's Natural Areas Coordinator must review each site. The sites must meet the requirements of the Park and Recreation Department's Natural Area's Plan. Please have the applicant contact me to set up field visit.

The review fee of \$865.00 was not submitted with the plan.

Ernest Brown

From: John McDonald
Sent: Friday, September 03, 2004 2:48 PM
To: Ernest Brown
Cc: 'balbaughg@satx.rr.com'
Subject: Weston Oaks MDP



MEMO - MDP
Weston Oaks.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

Patricia Wallace

From: Joan Miller
Sent: Friday, November 18, 2005 2:47 PM
To: Patricia Wallace; Michael Herrera; Debbie Reid
Subject: Weston Oaks MDP Tree Review

Trish,

Apparently the disapproval that was sent for the above MDP was entered as an approval (this is from August 2004) in the MDP Working spreadsheet. Note the date on the disapproval letter (attached) and the date on the spreadsheet. Could you please change that to a disapproval? They will try to respond to our comments next week in order to meet their extension date. Let me know if you have any questions. Thanks.



Weston Oaks
disaprwl.doc

Joan Miller - Administrative Assistant II, Environmental Review
Development Services Department - City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78204
(210) 207-8265; Fax 207-6073
jmillier2@sanantonio.gov
www.sanantonio.gov/dsd/

Tell us how we're doing by taking our survey... <http://www.sanantonio.gov/dsd/survey.asp>

Patricia Wallace

From: Richard Chamberlin
Sent: Monday, November 07, 2005 4:20 PM
To: 'balbaugh@satx.rr.com'; Patricia Wallace
Cc: Michael Herrera; Richard Chamberlin; Marc Courchesne
Subject: Weston Oaks TIA and Streets *****NO COMMENTS*****

Please find the attached "NO COMMENTS" letter from TIA and Streets for the above referenced MDP.



Weston Oaks MDP -
NO COMMENTS ...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

TIA/streets
11-7-05
Conditions
©

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3213986

50-05-5574
ARMADILLO HOMES
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232

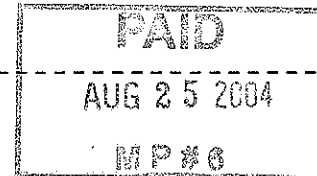
AMT ENCLOSED

AMOUNT DUE 500.00
INVOICE DATE 8/25/2004
DUE DATE 8/25/2004

MDP 846

PHONE: (000) 000-0000

MDP
WESTON OAKS



FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/25/2004	3213986	50-05-5574	8/25/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

FOR YOUR SECURITY THIS CHECK CONTAINS A WATERMARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

Your Way Home
Armadillo

14206 Northbrook
San Antonio, TX 78232-5020

International Bank of Commerce

DATE 6/24/2004

CHECK NO. 00060662

38-252 1
1149

AMOUNT
\$*****500.00

PAY: FIVE HUNDRED AND 00/100*****

TO THE
ORDER
OF City of San Antonio

⑈00060662⑈ ⑆114902528⑆ 7064799⑈0⑆ INV #3213986

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	08/25/2004		CK#60662	MDP
END	08/25/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Vendor: City of San Antonio

Armadillo Homes, Ltd.

Stub 1 of 1

Vendor No: 11377

Date: 6/24/2004

Check No: 00060662

INVOICE NO.	DATE	DESCRIPTION	ORG. AMOUNT	DISC.	NET AMOUNT
INV 062304	6/23/2004		500.00		500.00
CITY OF SAN ANTONIO DEPT OF PLANNING OFFICE OF DIRECTOR 04 JUL 24 PM 2:47					
If more than 10 invoices on this check, see Attachment					Check Totals: 500.00

Vendor: City of San Antonio
Vendor No: 11377

Armadillo Homes, Ltd.
Date: 6/24/2004

Stub 1 of 1
Check No: 00060662

INVOICE NO.	DATE	DESCRIPTION	ORG. AMOUNT	DISC.	NET AMOUNT
INV 062304	6/23/2004		500.00		500.00
If more than 10 invoices on this check, see Attachment					Check Totals: 500.00

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN 24 PM 2:51

FOR YOUR SECURITY THIS CHECK CONTAINS A WATERMARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

Armada
HOMES

14206 Northbrook
San Antonio, TX 78232-5020

International Bank of Commerce

DATE 6/24/2004

CHECK NO. 00060662

38-252 1
1149

AMOUNT

\$*****500.00

PAY: FIVE HUNDRED AND 00/100*****

TO THE
ORDER
OF City of San Antonio

[Signature]

00060662 114902528 706479901

Vendor: City of San Antonio

Armadillo Homes, Ltd.

Vendor No: 11377

Date: 6/24/2004

Stub 1 of 1
Check No: 00060664

INVOICE NO.	DATE	DESCRIPTION	ORG. AMOUNT	DISC.	NET AMOUNT
INV 062304B	6/23/2004	Weston Oaks-Parks Fee	140.00		140.00
CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 04 JUL 24 PM 2:51					
If more than 10 invoices on this check, see Attachment					Check Totals: 140.00

FOR YOUR SECURITY THIS CHECK CONTAINS A WATER MARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

Your Way Home
Armadillo
HOMES

14206 Northbrook
San Antonio, TX 78232-5020

International Bank of Commerce

DATE 6/24/2004

CHECK NO. 00060664

38-252 1
1149

AMOUNT
\$*****140.00

PAY: ONE HUNDRED FORTY AND 00/100*****

TO THE
ORDER
OF City of San Antonio
* *

John P. [Signature]

00060664 114902528 706479901

Vendor: City of San Antonio
Vendor No: 11377

Armadillo Homes, Ltd.
Date: 6/24/2004

Stub 1 of 1
Check No: 00060665

INVOICE NO.	DATE	DESCRIPTION	ORG. AMOUNT	DISC.	NET AMOUNT
INV 062304C	6/23/2004	Weston Oaks-Tree Fee	75.00		75.00
If more than 10 invoices on this check, see Attachment					Check Totals: 75.00

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN 24 PM 2:51

FOR YOUR SECURITY THIS CHECK CONTAINS A WATERMARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

Your Way Home
Armadillo
HOMES

14206 Northbrook
San Antonio, TX 78232-5020

International Bank of Commerce

DATE 6/24/2004

CHECK NO. 00060665

38-252
1149

AMOUNT

\$*****75.00

PAY: SEVENTY FIVE AND 00/100*****

TO THE
ORDER
OF

City of San Antonio
**

John P. A.

⑈00060665⑈ ⑆114902528⑆ 7064799⑈0⑆

Vendor: City of San Antonio

Armadillo Homes, Ltd.

Vendor No: 11377

Date: 6/24/2004

Stub 1 of 1
Check No: 00060663

INVOICE NO.	DATE	DESCRIPTION	ORG. AMOUNT	DISC.	NET AMOUNT
INV 062304A	6/23/2004	Weston Oaks-TIA Fee	1,000.00		1,000.00
If more than 10 invoices on this check, see Attachment			Check Totals:		1,000.00

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUL 24 PM 2:51

FOR YOUR SECURITY THIS CHECK CONTAINS A WATERMARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

Your Way Home
Armadillo
HOMES

14206 Northbrook
San Antonio, TX 78232-5020

International Bank of Commerce

DATE 6/24/2004

CHECK NO. 00060663

38-252-1
1149

AMOUNT
\$*****1,000.00

PAY: ONE THOUSAND AND 00/100*****

TO THE
ORDER
OF
City of San Antonio
* *

John P. [Signature]